

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

See instructions in How to Complete National Register Forms  
Type all entries—complete applicable sections

For NPS use only

received SEP 12 1986  
date entered

OCT 24 1986

1. Name

historic BOGGSVILLE (605)

and/or common BOGGSVILLE

2. Location

street & number Two miles south of Las Animas on Colorado Highway 101 n/a not for publication

city, town Las Animas X vicinity of

state Colorado code 08 county Bent code 011

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	n/a public	n/a occupied	<input checked="" type="checkbox"/> agriculture	n/a museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	n/a park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Pioneer Historical Society of Bent County c/o Galen Moss, President

street & number P. O. Box 68

city, town Las Animas vicinity of state Colorado 81054

5. Location of Legal Description

courthouse, registry of deeds, etc. Bent County Courthouse

street & number 730 Carson Avenue

city, town Las Animas state Colorado 81054

6. Representation in Existing Surveys

title Colorado Inventory of Historic Sites has this property been determined eligible? \_\_\_ yes  no

date Ongoing \_\_\_ federal  state \_\_\_ county \_\_\_ local

depository for survey records Colorado Historical Society, OAHP

city, town Denver state Colorado

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## 7. Description

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<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
n/a excellent	<input checked="" type="checkbox"/> deteriorated	n/a unaltered	<input checked="" type="checkbox"/> original site
n/a good	<input checked="" type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	n/a moved date _____
n/a fair	n/a unexposed		

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### Describe the present and original (if known) physical appearance

Boggsville is located in Bent County, Colorado, two miles south of Las Animas on Colorado State Highway 101 near the west bank of the Purgatoire River. It is in an area of graded irrigation farmland and bottom land overgrown with tamarack and cottonwood trees. The settlement of Boggsville sits in the heart of a 569 acre farm. The owners of the farm recently donated 110 acres, including the Boggsville site, to the Pioneer Historical Society of Bent County.

The nominated area consists of approximately 39 acres shaded by old cottonwood trees, two historic adobe structures--the 1866 Boggs House and the remaining wing of the 1867 Prowers House--and several wooden sheds and outbuildings of later construction. The site is overgrown with weeds and has been used for grazing and farming. An irrigation ditch runs through the property on the west and north sides. To the east lies the original river bed of the Purgatoire River which changed its course during the 1921 flood leaving a marshy area. The entire site is being protected from vandalism through the installation of a locked gate and fence. Plans for stabilization and future development are currently being formalized.

The Boggs House and the Prowers House are the only remaining historical residences of the original Boggsville settlement. A drawing of the small community made around 1888 shows at least thirteen structures existing at the time (see Figure 1). These included barns, an abandoned schoolhouse, and a small adobe structure of one or two rooms which may have served as housing for ranch hands. Evidence that foundations of some of these structures still exist points to the need for further archaeological investigation to determine the full extent of the importance of this site. A preliminary reconnaissance survey in August 1986, revealed a light scatter of historic artifacts throughout, with three areas of artifact concentration--northwest of the Boggs House, north of the Prowers House, and north and west of the irrigation ditch near the Prowers House.<sup>1</sup>

The only other known large house on the site was a one-story, L-shaped flat roofed adobe structure which served as Kit Carson's last home, from December 1867 until his death in May of 1868. The house had six rooms, three of which were occupied by Carson's family, and the other three occupied by John S. Hough, brother-in-law of John W. Prowers. The Carson House, located about 300 yards east of the Boggs House and next to a barn, washed away in a flood in 1921. Previous owners indicate evidence of the foundation exists in the vicinity of the creek or the marshy area.

The Boggs House, unoccupied since 1975, is a large, one-story, U-shaped structure built in 1866. Typical of the Territorial style of architecture commonly built during the initial stages of settlement in the southwestern United States, the house combines elements of Hispanic architecture (material and shape) and the Greek Revival style (windows and doors).

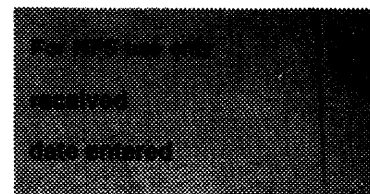
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<sup>1</sup>Claudia Nissley, Staff Archaeologist for the Colorado Historical Society, conducted a reconnaissance survey of the site August 11, 1986.

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The house was evidently originally L-shaped, with the east section serving as the formal entrance, and the north wing as the main part of the house. There are visible remnants of what was probably the original roof. The west wing, joined to the main house by a breezeway, was a separate two-room adobe structure, but was probably built shortly after the main part of the house was completed.

The house is built of adobe bricks made of earth, containing clay and bits of sagebrush, gravel, and small river rocks. The bricks, which are visible in places where the cement plaster on the exterior of the house has fallen away, are four inches by nine inches. The exterior walls are eighteen to twenty inches thick. The foundation is of locally quarried sandstone, which was used frequently in early construction in this area. All other construction materials are of wood.

The roof is covered with wooden shingles except for the north wing which is covered with asbestos shingles to protect it from further deterioration. The roof shape is gabled, with side gables on the front (east) section, and gable ends on the west end of the north section and south end of the west wing.

The main door, located on the east facade, enters into a large entry room and is wood with sidelights and four small transom windows. There is at least one outside door into every room of the house except for the two rooms in the front (east) section. The outside doors all open into the courtyard except the main entrance on the east and one door on the west facade. Several entrances have double doors, one on each side of the thick wall (see Figure 2).

There are one to three windows in each room which together with the many doors would allow good circulation of air in the hot summers. The windows are wood sash, double-hung, six-over-six. There are also two windows with six small panes in the gables at each end of the front (east) section.

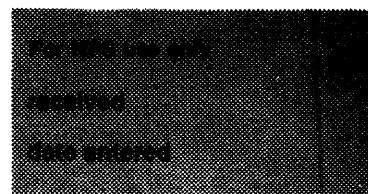
A screened porch is located on the east facade where the main entrance is located and another porch on the south facade of the north wing of the building overlooks the central courtyard to the south. There are three brick chimneys at present--one at the south end of the east section, and two on the north section, one in the middle of the gable and one at the west end of the fable. A photograph taken about 1957 shows a fourth chimney on the south end of the west wing and there are indications that a fifth chimney existed on the north end of the east section.

The interior of the Boggs House has remained basically unchanged since about 1940 when either the owner or the tenant made some minor alterations. Interior walls are of adobe brick, fifteen to sixteen inches thick. The only recent wall seems to be the wood partition in Room #3 (see Figure 2) which allowed for the addition of a bathroom. The woodwork throughout the house has been painted and several layers of wallpaper can

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be seen, but appear to have been applied during the last 50 to 60 years and are not original.

Hardwood flooring replaced or was laid over the original unidentified flooring material. Most of the ceilings have been replaced or covered with plaster or paneling. Ceilings in the northwest corner (Room #3) and in Room #6 are wooden, and may be original. There are also signs in Room #6 that at one time there was an entrance into the attic under the east roof gable.

When the house was built, it was heated by fireplaces, and three fireplaces remain: on the north wall of Room #7, the south wall of Room #9 and the west wall of Room #5. The mantels are plain, wooden, painted, and in poor condition. The fireplace openings have been boarded shut. Cooking was also done in the fireplaces. The original kitchen may have been in the southwest wing, which is a detached structure with a roofed breezeway linking it to the main house. There was no lighting system or piped-in water originally. Existing electrical appliances appear to be of 1930s or 1940s vintage.

At present, the Boggs House is in deteriorating condition. The west wall of Room #1 in the west wing has fallen in, and half of the south wall of this room has completely collapsed. Concrete posts have been added at the southwest corner and southeast corner for support. Three piers of adobe covered with plaster have been added as buttresses to support the south wall.

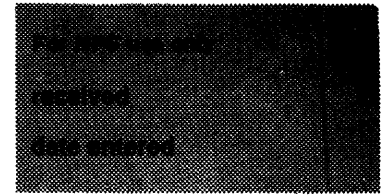
The remainder of the house is in fair condition. The main entrance door is splintered while other doors have been removed but are still on the site. The south door sags from the settling of the walls. The roof seems to be in good condition. There is no sag in the roof line which indicates that there is no excessive settling of the foundation. The northeast corner of the building is, however, settling, and as a result, the windows in that room are no longer level. Patches of plaster have fallen off the north wall exposing the adobe brick.

The Prowers House, occupied until the mid 1950s, is located about 75 feet east and 400 feet north of the Boggs House. It is rectangular in shape, 20 feet by 54 feet, with a gabled roof. The house was originally composed of two two-story adobe structures connected by a wall or one-story section to form a U-shaped structure with 14 rooms and a courtyard and porch facing east. Only the front or south section of the house remains standing today. Pieces of the sandstone foundation located on the north side of the structure indicate the approximate location of the north wing. It is not known when the north section of the house was razed. However, a photograph dating from the 1920s shows only the south wing standing. The last owners believe that lumber salvaged from the rear portion of the house was used

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to build the sheds and barns which are still standing on the property.

The walls are adobe brick, twenty inches thick and plastered over. Lines were painted on the plaster to simulate blocks of stone and red paint was used over the doors and windows to simulate lintels, and at the corners to simulate quoins. Both techniques were used on occasion during the Territorial period to hide the fact that the building was constructed of mud.<sup>2</sup> The adobe is made of earth, straw, and small shale rock. The foundation is sandstone. The roof is gabled with wood shingles and is in very poor condition. The open porch on the south facade (front) of the house has collapsed. It was originally supported by wood columns with plain capitals.

Although the window panes are mostly gone, most of the surrounds still survive. The windows were wood frame, double-hung sash, six-over-six. There are four bays, two on either side of the central entrance on the ground floor and five smaller windows across the second story. There are single windows on the ground floor of each gable end, two windows on the second story on the rear facade, and two at the rear entrances. Only portions of the two brick chimneys located on either gable end remain.

The main entrance door leads into a central entrance hall which leads to the back of the house (see Figure 3). The rooms on either side of the entrance hall feature a fireplace and window. The fireplaces are decorated with simple Greek Revival pilasters and a plain mantel. A stairway with two flights and a landing leads to the second floor. The second story has the same floor plan as the first--a central hallway with a room on each side. The windows in the second are about half the height of the first story windows. Many of the wooden floors have rotted away.

Original woodwork for the stair banisters and interior doors still exist, although in poor condition. The staircase and banisters were fashioned by master carpenters in St. Louis, Missouri and shipped west by covered wagon. The door and window frames were bought ready-cut and shipped to Colorado from Westport, Missouri. Identical examples of the windows, doorframes and staircase are found in 1890 adobe structures at Fort Lyon. Considering the business dealings between residents of Boggsville and the U. S. Army at Fort Lyon, it is likely these details came from the fort. It is assumed that the structures at Fort Lyon were built using surplus materials dating to the earlier Greek Revival period.

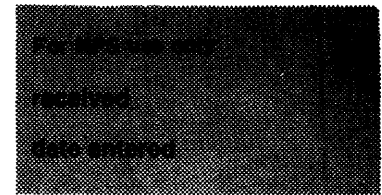
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<sup>2</sup>Jerome Iowa, Ageless Adobe: History and Preservation in Southwestern Architecture, (Santa Fe, NM: Sunstone Press, 1985), p. 37.

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The general condition of the Prowers House is poor. The north wall is pushing outward and the south wall is leaning backward. Half of the west wall on both the first and second stories has already collapsed. No attempts have been made by recent owners to protect the Prowers House. Unless restoration and stabilization efforts begin within the next year, the building may collapse.

There are approximately five outbuildings located on the Boggsville site. One is adobe with a slanted shed roof that was partially destroyed during a fire around 1977. This structure was probably a chicken house, and is located to the east of the Boggs House. A long, low barn is located east of the Prowers House and consists primarily of two Santa Fe Railroad refrigerator boxcars with wooden sheds attached at either end. A short distance to the east and south of the barn is another wood frame shed that may have served as a feed storage shed. There is also a small wood frame shed near the adobe structure east of the Boggs House. Finally, there is a metal water tank set on a stone platform which is believed to be pre-1900 and was used for irrigation purposes.

The water tank and the adobe chicken coop are considered contributing to the historic district. Both date to the period of significance which covers the era of Boggsville's greatest importance as a ranch complex. The remaining outbuildings(3), which may have been built with material from the demolished north wing of the Prowers House, are considered non-contributing because they date to the early 20th century which was a period of decline in Boggsville's history.

# 8. Significance

Period	Areas of Significance—Check and justify below			
n/a prehistoric	n/a archeology-prehistoric	n/a community planning	n/a landscape architecture	n/a religion
n/a 1400-1499	n/a archeology-historic	n/a conservation	n/a law	n/a science
n/a 1500-1599	<input checked="" type="checkbox"/> agriculture	n/a economics	n/a literature	n/a sculpture
n/a 1600-1699	<input checked="" type="checkbox"/> architecture	n/a education	n/a military	n/a social/humanitarian
n/a 1700-1799	n/a art	n/a engineering	n/a music	n/a theater
<input checked="" type="checkbox"/> 1800-1899	n/a commerce	<input checked="" type="checkbox"/> exploration/settlement	n/a philosophy	n/a transportation
n/a 1900-	n/a communications	n/a industry	n/a politics/government	n/a other (specify)
		n/a invention		

**Specific dates** 1866-1899      **Builder/Architect** Unknown

### Statement of Significance (in one paragraph)

Boggsville is significant as one of the earliest known extant agricultural and trade centers in the state and for its association with two early pioneers to the southern region of Colorado--Thomas Boggs and John Wesley Prowers. The two primary buildings which composed the original complex, the 1866 Boggs House and the 1867 Prowers House, are also among the earliest documented examples of Territorial architecture in the state. The Territorial style which the houses represent illustrate adobe construction using an hispanic U-shaped floor plan, combined with Greek Revival detailing. The survival, therefore, of these substantial adobe buildings make the site an important architectural resource in the state.

Although in deteriorated condition, the two main buildings are not in ruins and are restorable. Perhaps the most serious integrity problem is with the Prowers House, which has lost the rear or north wing and the connector. Foundation remains of the wing and hyphen are visible, as are other building foundations scattered over the nominated area. Despite deterioration, the complex is sufficiently intact to convey the appearance of the original residential compound. It is hoped that with National Register listing, grant funding can be obtained to allow stabilization work on the remaining contributing buildings. It is also thought that Register listing would encourage or permit through grants further archaeological research. The size of the original complex, the visible remains on the ground, the existence of considerable photodocumentation and the early historic significance of the site establish its historic archaeological potential. Through archaeological investigation, information on the lifestyle, dress, and subsistence practices of early residents of the complex during the period of significance may be obtained. Certainly a greater understanding of Hispanic architecture in Colorado, about which little is written, would be learned.

The Greek Revival element found in the Prowers House--the six-over-six windows, door frames with transoms and sidelights, and the staircase in the Prowers House--are identical to those found at Fort Lyon, a few miles to the east. Considering the business connections between Boggs, Prowers, and the army at Fort Lyon, it is probable that these architectural details were purchased at the fort or obtained in exchange for produce, horses or livestock. Of particular note was the use of paint on the facade of the Prowers House to simulate blocks of ashlar, lintels, and quoins, a characteristic occasionally used on structures built during the Territorial period to disguise the simple adobe construction.

Founded in 1866, Boggsville preceded the establishment of Bent County by four years. It was strategically located about three miles above the confluence of the Purgatoire River with the Arkansas River. This fork in the rivers was a natural magnet for settlements--

(continued)

# 9. Major Bibliographical References

SEE ATTACHED CONTINUATION SHEET

# 10. Geographical Data

Acreege of nominated property 39.04

Quadrangle name Las Animas

Quadrangle scale 1:24 000

UTM References

A 

13	657490	4212140
Zone	Easting	Northing

B 

13	657510	4211860
Zone	Easting	Northing

C 

13	657150	4211860
Zone	Easting	Northing

D 

13	657000	4211920
Zone	Easting	Northing

E 

13	656970	4212140
Zone	Easting	Northing

F 

13	657070	4212210
Zone	Easting	Northing

G 

13	657230	4212220
Zone	Easting	Northing

H 

13	657240	4212140
Zone	Easting	Northing

Verbal boundary description and justification

SEE ATTACHED CONTINUATION SHEET AND MAP 2 FOR PRECISE BOUNDARIES.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state N/A code county code

# 11. Form Prepared By

name/title William H. McKenzie edited by Sally Pearce OAHF

organization Pioneer Historical Society, Bent County date February 7, 1986

street & number 729 Carson Street telephone (303) 456-1334 (work)

city or town Las Animas state Colorado

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Barbara Sudler

title State Historic Preservation Officer date September 3, 1986

For NPS use only

I hereby certify that this property is included in the National Register

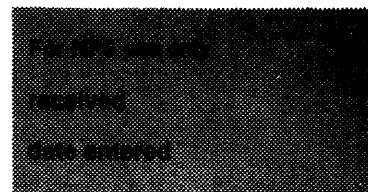
for Beth Grosvenor date 10/24/86  
Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_  
Chief of Registration



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first Boggsville; later Las Animas City, which was platted in 1869 and abandoned in the 1880s; and later for West Las Animas (present day Las Animas) founded in 1873 at the terminus of a branch of the Kansas Pacific Railroad.

Boggsville is the cradle of the agricultural and livestock raising industries of southeastern Colorado. The first settlers dug the first irrigation ditch in this part of the state that allowed the semi-arid land to produce corn, wheat, alfalfa, and a variety of vegetables. The first settlers also pioneered livestock raising and sheep raising and experimented with new breeds of both.

It became a stagecoach station on the Purgatory Branch of the Santa Fe Trail. Horses were changed and passengers dined at the Prowers House. When Bent County was established in 1870, Boggsville became the county seat. In those days, Bent County was six times larger than it is now, comprising the territory of present-day Bent, Prowers, Otero, Crowley, Cheyenne counties and southern Lincoln and Elbert counties. It was also the first commercial center for the area, with the establishment of a general store here in 1867.

Thomas O. Boggs was born August 22, 1824, on the Neosho River in Indian Territory, where his family lived among the Osage Indians. His father was Lilburn Wycliff Boggs, fifth governor of Missouri, and his mother was Panthea Grant Boone, a granddaughter of Daniel Boone. At the age of 16 or 17, he went west on the Santa Fe Trail with a wagon train led by a Santa Fe trader named McGoffin. By 1884, Boggs was working as an Indian trader for Bent, St. Vrain & Co. at Bent's Old Fort near present day La Junta Colorado. During the Mexican War, he was drafted as a message courier for the American Army, and he carried messages from Fort Leavenworth Kansas, to California. In 1846, he married Rumalda Luna Bent, 14-year old stepdaughter of Charles Bent, the first governor of New Mexico under United States rule. The Boggs family moved to California in 1850, and then returned to Taos, New Mexico in 1855. Soon afterward, Boggs began working for Lucien B. Maxwell, owner of a 1.7 million acre Mexican land grant in northern New Mexico and southern Colorado. He handled merchandising, freighting and filling contracts for government posts.

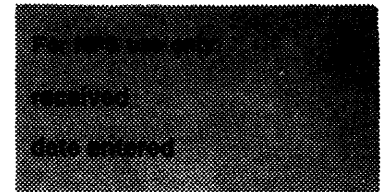
From Maxwell's base of operations in Cimarron, New Mexico, Boggs drove herds of cattle and flocks of sheep northward to summer range in the valley of the Purgatoire River. Through his wife, he secured a grant of 2,040 acres of land near the confluence of the Purgatoire and Arkansas Rivers in 1860. This land was a portion of the Vigil and St. Vrain grant. Mrs. Boggs was an heir of Cornelio Vigil, one of the original grantees of the Republic of Mexico.

In 1866, Boggs came north with two associates, L. A. Allen and Charles L. Ritc along with several Mexican laborers and began construction of the large adobe house which is known as the "Boggs House." Construction occupied the entire summer.

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The other major figure in Boggsville's development was John Wesley Prowers, pioneer rancher and farmer. Prowers was born near Westport, Jackson County, Missouri on January 29, 1838. In 1856 at the age of 18, he went to work for an Indian agent and helped drive a wagon train of annuity goods to Bent's New Fort on the Arkansas River. He stayed to work for William Bent, who built a stockade at the confluence of the Purgatoire River and the Arkansas in 1859, just north of the Boggsville site. For the next seven years, he freighted between Missouri and Fort Union or Fort Laramie or Bent's New Fort for Bent and himself.

In 1861, he married Amache, daughter of Ochinee, a sub-chief of the Southern Cheyenne Indians. Prowers established his first farming and ranching venture in three stone government buildings at Caddoa, a few miles upstream from Bent's New Fort, and the U. S. Army's original Fort Lyon site. Here he raised vegetables for the Army and wintered cavalry horses and mules.

The original Fort Lyon was nearly destroyed by a flood on the Arkansas River in the spring of 1867. After the post commander received authorization from the War Department to relocate Fort Lyon 20 miles west to its present site, Prowers decided to move his operation also, so he could continue his lucrative trade in produce, horses and livestock with the Army.

Prowers built his own house on the Boggsville site around 1867-1868.<sup>1</sup> It was a two-story house with 14 rooms, built in a U-shape. The Prowers House was used as living quarters, a store, a private school and county offices after Bent County was organized in 1870. Though it was the county seat, no courts sat here. The subscription school, taught by Mattie Smith, was started in 1869. It had 21 pupils. John S. Hough, brother-in-law of Prowers, arrived in the summer of 1867 with a large stock of merchandise and established a store and trading post. The Prowers House was also a stagecoach station. In 1870, a public school district was organized, and the schoolhouse was built north of the Prowers House. It was the first public school in southeastern Colorado.

**BOGGSVILLE'S ECONOMIC AND SOCIAL SIGNIFICANCE**

The period of greatest historical activity for Boggsville began with the construction of the first dwelling in 1866, until 1873, when the county seat was relocated by vote of the people to Las Animas City. During a special county election for railroad subsidy bonds in 1873, 97 Bent County residents voted in the Boggsville precinct.

It was the trade and social center for Bent County in the early years of settlement. Officers from nearby Fort Lyon were guests in the homes of Boggs and Prowers. Cowboys

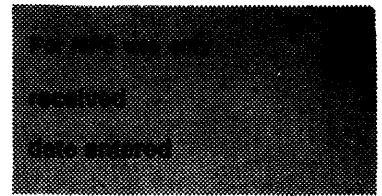
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<sup>1</sup>There is no public record of Prowers having owned the land on which he built his house in Boggsville. From all available information, Thomas Boggs retained title to the property.

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and settlers came from a 50-mile radius to attend parties and dances. Boggsville, with its strong adobe buildings, served as a refuge for settlers from miles around when a group of renegade Cheyennes swept through the area in September 1868, killed one settler, killed several oxen and stole 32 mules and six horses belonging to Boggs, Allen, Bent and Prowers. Peaceful Indian bands often camped near Boggsville to visit relatives who had married into white families.

During the winter of 1867, the settlers at Boggsville pioneered the construction of the first irrigation project in southeastern Colorado. The main canal, known as the Tarbox Ditch was seven miles long. It took water from the Purgatoire River and irrigated more than 1,000 acres. In those days corn sold for 8 to 12 cents a pound; flour was \$8 to 12 per hundredweight and vegetables sold at proportionate rates. This was the beginning of large scale commercial agriculture in southeastern Colorado. Nearby Fort Lyon would buy just about all the agricultural products the land would produce.

The people involved were close friends and mostly related through blood ties or marriage. They experimented with crops and new breeds of livestock. However, this settlement was eclipsed when the Kansas Pacific built into the area in the fall of 1873, and established the new town of West Las Animas (present day Las Animas) two miles to the north. This railroad, and the Atchison Topeka & Santa Fe, which built up the Arkansas Valley in 1875, both bypassed Boggsville. Prowers moved to the railhead at West Las Animas and established the commission house of Prowers & Hough, opened a large retail store and helped organize the Bent County Bank. He was elected to represent Bent County in the Territorial Legislature in 1873 and again in 1880.

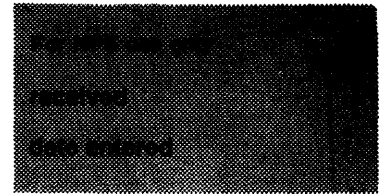
However, Prowers major interest was cattle ranching. He was the first man in Colorado to develop a large scale cattle operation, and was one of the first to show that the eastern plains was suitable for cattle raising. At Caddoa, his small herd of 100 head grew into a larger one, but at Boggsville, cattle raising became big business. He experimented with Black Angus cattle imported from Scotland and Kurry cattle from England. He concluded that the Hereford breed was best adapted to the country. At one time, the fall roundup showed 70,000 head with the Prowers brand. At the time of his death in 1884, Prowers had a \$750,000 fortune.

Boggs was appointed the first sheriff of Bent County after it was organized in 1870, and he was elected to the Territorial Legislature in 1871. Boggs became known as the outstanding sheep man of his time. He introduced new breeds and built up high grade flocks. With thousands of head, he demonstrated the feasibility of large-scale operations. By 1875, he had 17,000 head of sheep. During shearing season, he sheared his own flocks and 40,000 head for his neighbors.

Boggs left the area with his family in August of 1877 and settled near Springer, New Mexico. The cause of his departure was contested land titles. At that time, his family's claims to the Vigil & St. Vrain land grant were denied. Although the United States Government was bound by the Treaty of Guadalupe Hidalgo to confirm land grants

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Continuation sheet Boggsville Item number 8 Page 5

made by the Mexican government to its citizens prior to the Mexican War, the grants were often violated by land-hungry Americans. When litigation finally confirmed Boggs' ownership he sold it in 1883 for \$1,200 to John Lee and others. Boggs died at Clayton, New Mexico September 29, 1894, at the age of 70. Though he suffered financial reverses in later life and was a relatively poor man at the time of his death, Boggs played a major role in the development of the Southwestern United States.

John Lee sold the Boggsville property to James Lee for \$13,000 in 1887. James Lee, a gentleman farmer from Boston, called the property the San Patricio Ranch and enlarged it to 3,000 acres. He made extensive improvements to the ranch and built a water tank on a tower so he could water his lawn, making the Boggs House and yard an attractive place. Lee often invited the social set of Las Animas to his home for parties and dances. Lee raised high grade Herefords and Galloways on his ranch. More than 800 head of cattle and 1,000 horses roamed his spread. It was the home of prize breeding bulls "Col. Crisp" and "Lord Thomas."

For the Lees and other families in the area involved in the cattle ranching business, the late 1880's were peak years. By the first decade of the twentieth century, James Lee had died and Boggsville was under the co-ownership of James Lee's widow Anna and his brother John. The Lees no longer lived on the land, which was probably leased or rented.

In 1926 Anna Lee died. At the time of her death, she had become sole owner of Boggsville. That part of the ranch on which the Boggs and Prowers houses are located was sold in 1936 to Conrad Klein, who in turn sold the property to the Page family in 1940.<sup>2</sup>

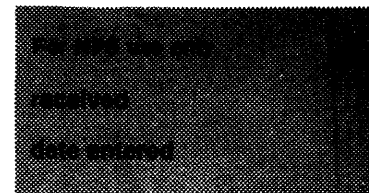
The significant era for Boggsville had passed by 1900. However, the importance of the early days and the families associated with the community is recounted by the late Charles W. Hurd, dean of Bent County historians:

The people of Boggsville had a social standard that was distinctive and honorable, which they finally transplanted to West Las Animas. They were pretty much one big family, bound together in marriage relations and in common interests. The fear of Indians brought them together for common defense; they pooled their resources in time of need. It's likely that the members of no other pioneer settlement in Colorado ever had a higher rating than the citizens of Boggsville. They stood high on every count.

(continued)

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Continuation sheet

BOGGSVILLE

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At what fountain did the people of Boggsville drink that made them grow to be big men? Who schooled them in the fine art of living? There was not a rough character among them. Each one was honorable and industrious; each gave a good account of himself. Most of them won distinction, in one way or another. All of them played well their parts and contributed mightily to the establishment of the Empire of the Arkansas Valley, on a basis that was practical and enduring.<sup>3</sup>

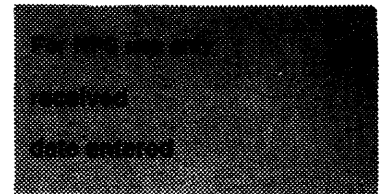
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<sup>2</sup>From information provided by Phil Peterson, La Junta, Colorado September 3, 1986.

<sup>3</sup>Charles W. Hurd, Boggsville: Cradle of the Colorado Cattle Industry, (Las Animas, Colorado: By the Boggsville Committee, printed by the Bent County Democrat, 1957), p. 19.

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Continuation sheet BOGGSVILLE

Item number 9

Page 2

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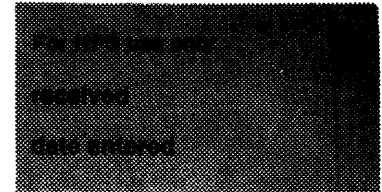
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Continuation sheet

BOGGSVILLE

Item number

10

Page 2

VERBAL BOUNDARY JUSTIFICATION

To the north, northwest and northeast the boundaries were drawn to include the area of greatest archaeological potential based on the 1888 sketch and the August 1986 reconnaissance survey. To the south, the boundary marks the extent of known complex development. To the southeast, the boundary is drawn to include the estimated location of the remains of the Kit Carson House.

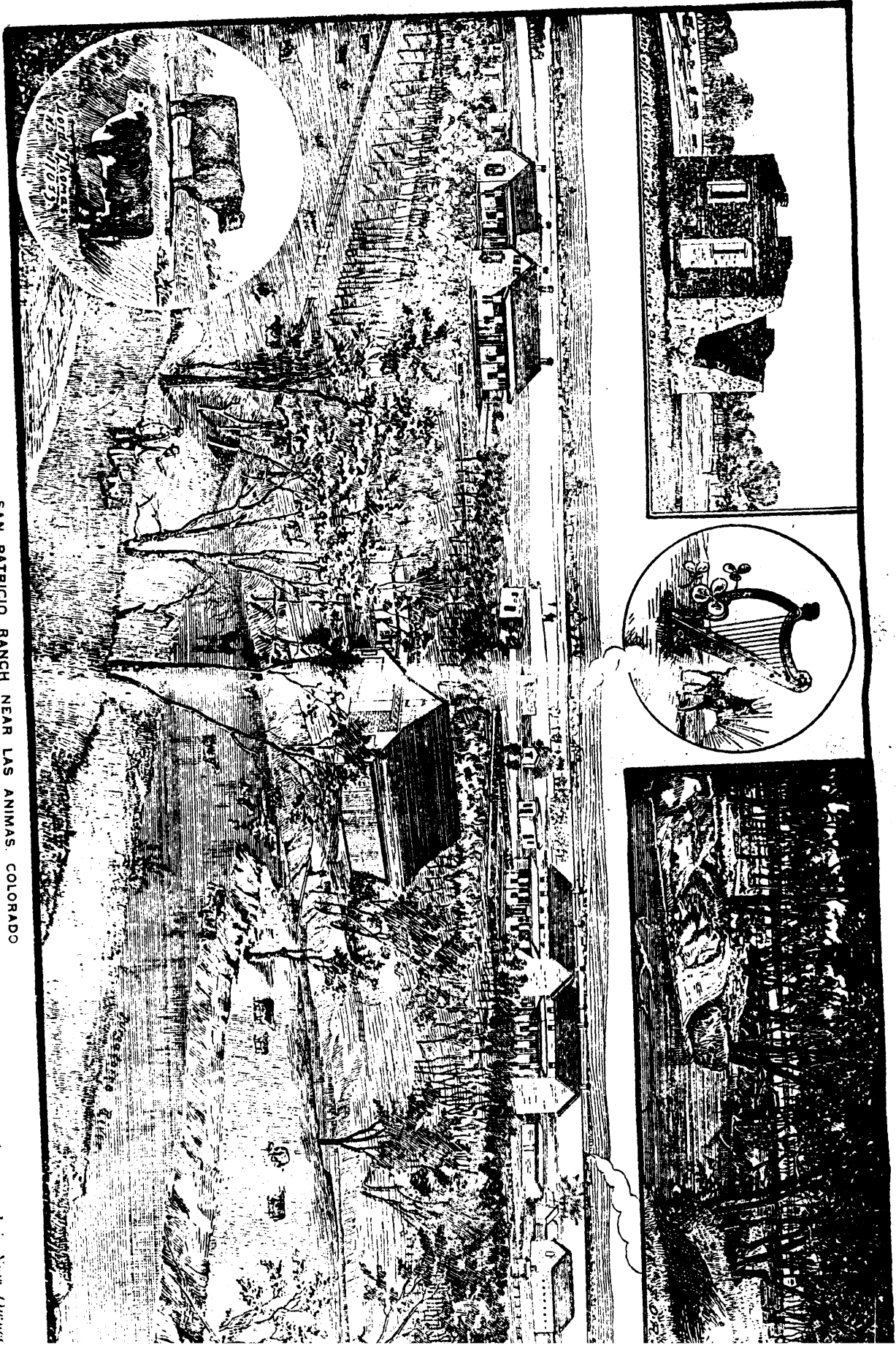
VERBAL BOUNDARY DESCRIPTION

A tract of land lying in Bent County, Colorado in the S $\frac{1}{2}$  of Sec.14 and in the N $\frac{1}{2}$  of Sec. 23, all in T.23S., R.52W., 6th P.M. and more particularly described as follows:

Beginning at the Northwest corner of said Sec. 14 as monumented by a 2 $\frac{1}{2}$ " O.D. aluminum pipe with 3 $\frac{1}{4}$ " aluminum cap properly marked and considering the monumented East line of Sec. 10 as being a true bearing of S.1.34'29"E. with all other bearings relative thereto; thence S.26<sup>0</sup>48'20"E., 4065.67 feet; to the TRUE POINT OF BEGINNING: THENCE N.86<sup>0</sup>13'13"E., 504.51 feet; thence S.7<sup>0</sup>13'53"E., 275.00 feet; thence S.89<sup>0</sup>58'49"E., 822.90 feet; thence S.0<sup>0</sup>00'00"E., 931.77 feet; thence N.89<sup>0</sup>58'49" W., 1282.56 feet to center of roadway; thence N.58<sup>0</sup>11'03"W., 437.22 feet; thence N.4<sup>0</sup>14'42"W., 753.77 feet; thence N.61<sup>0</sup>33'49"E., 396.83 feet to the True Point of Beginning.

The tract contains 39.04 Acres.

FIGURE 1



SAN PATRICIO RANCH NEAR LAS ANIMAS, COLORADO

Founded by Colonel Thomas Boggs and Occupied by Him and His Brother-in-Law, the Famous Kit Carson. The Ranch consists of 3,000 Acres and is Now Owned by the Government. See Description in Another Part of This Issue.



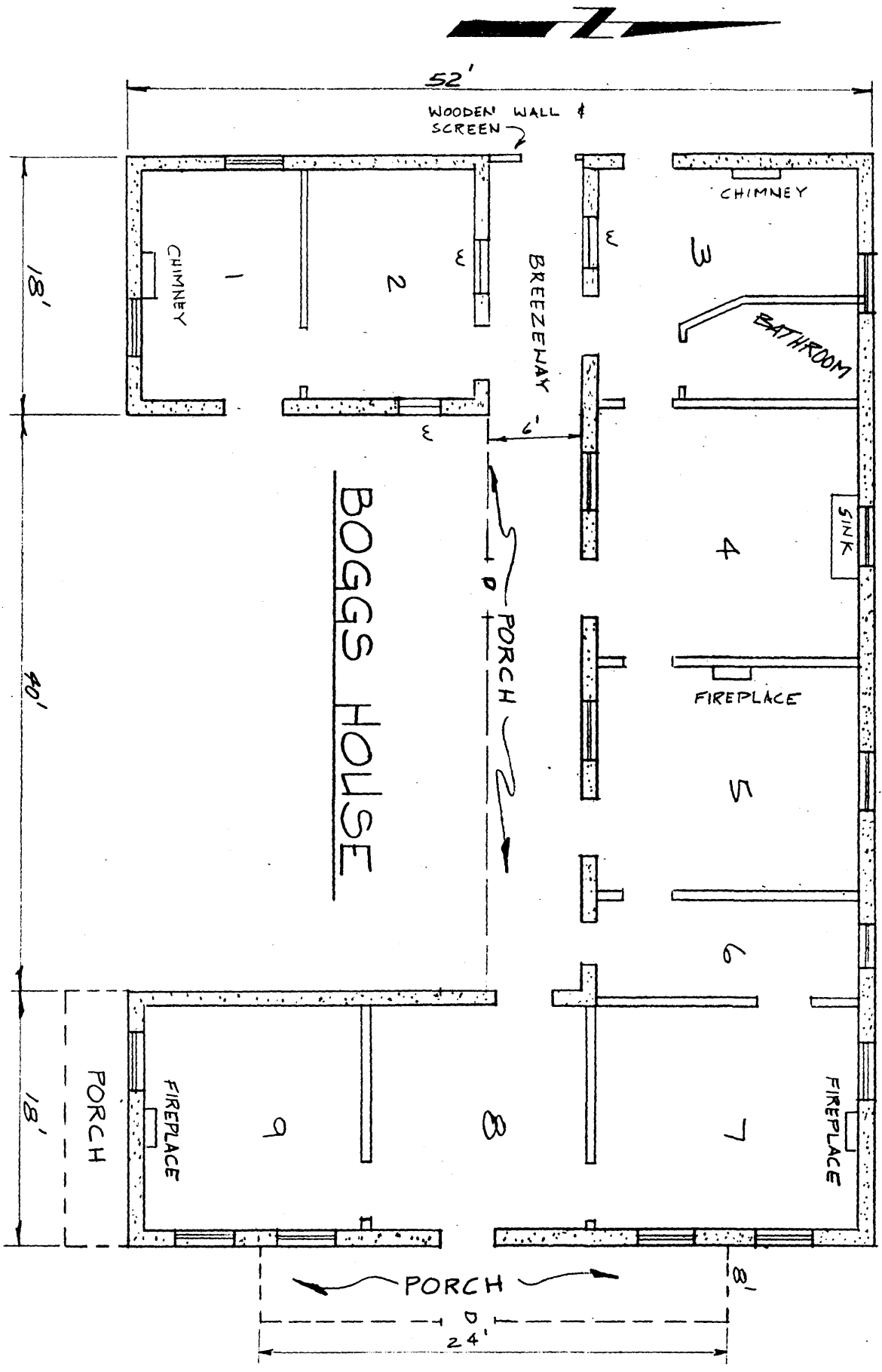
BOGGSVILLE  
BENT COUNTY, COLORADO

Date: c. 1888

From: Publication unknown  
Original located at Pioneer Historical  
Society, Las Animas, Colorado

View of Boggsville, c. 1888

FIGURE 2.



BOGGSVILLE  
BENT COUNTY, COLORADO

DATE: May 1986  
DRAWN BY: William H. McKenzie  
SCALE: Not to scale

Figure 2  
Site plan of the Boggs House

PROMERS HOUSE

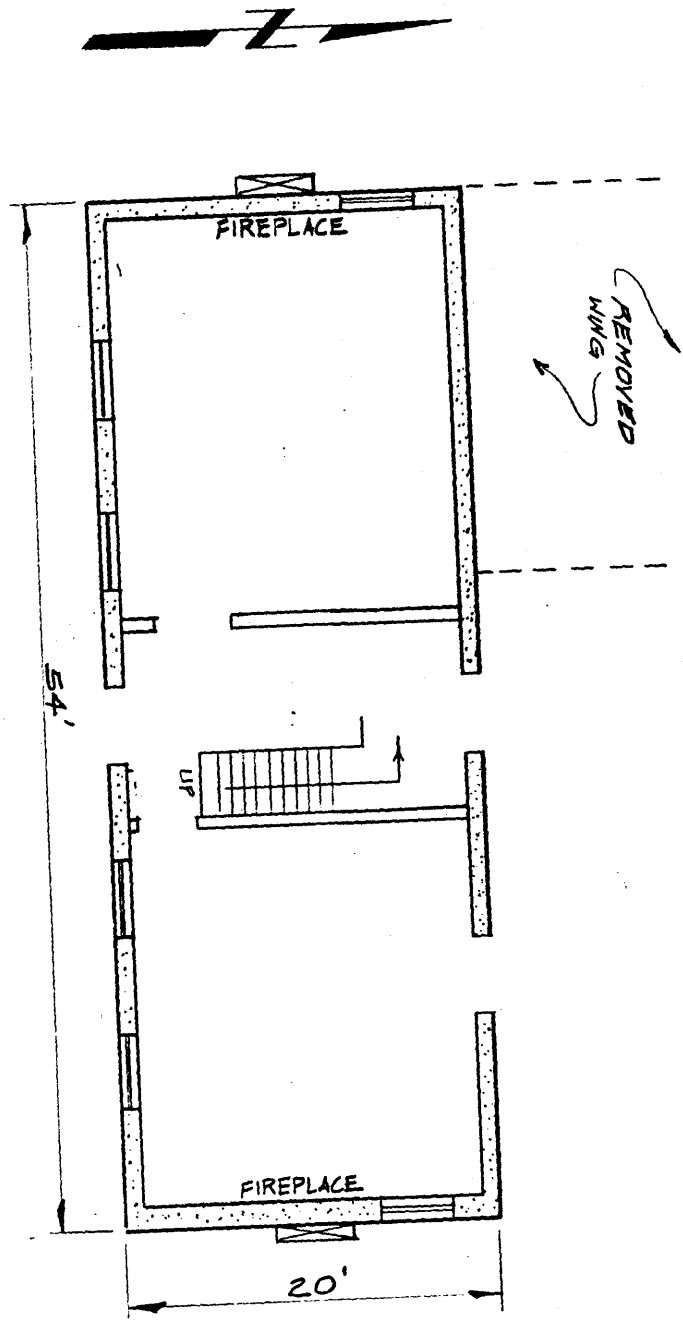
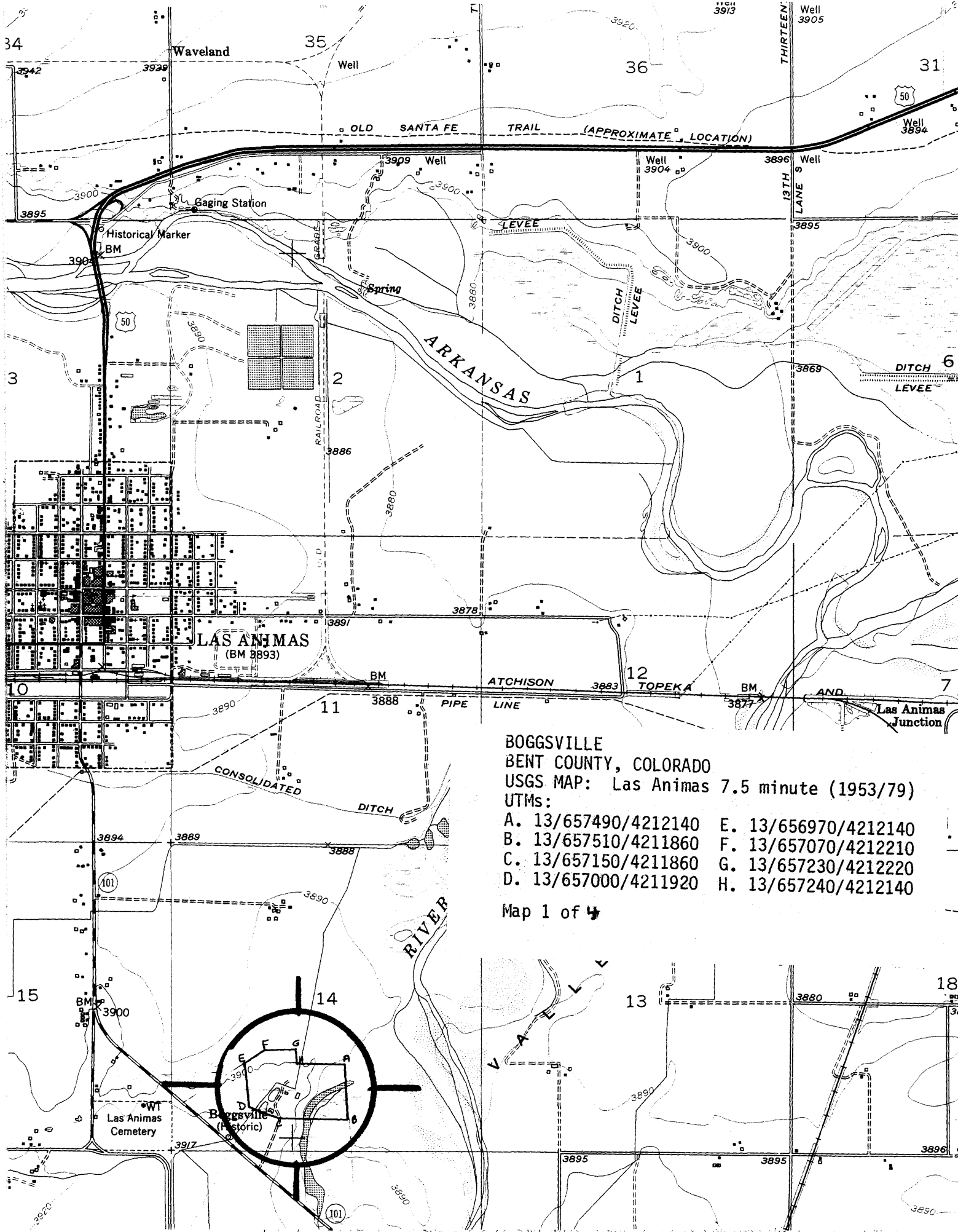


FIGURE 3

BOGGSVILLE  
BENT COUNTY, COLORADO

DATE: May 1986  
DRAWN BY: William H. McKenzie  
SCALE: Not to scale

Figure 1  
Site plan of the Prowers House



BOGGSVILLE  
 BENT COUNTY, COLORADO  
 USGS MAP: Las Animas 7.5 minute (1953/79)  
 UTMs:  
 A. 13/657490/4212140    E. 13/656970/4212140  
 B. 13/657510/4211860    F. 13/657070/4212210  
 C. 13/657150/4211860    G. 13/657230/4212220  
 D. 13/657000/4211920    H. 13/657240/4212140

Map 1 of 4

Boggsville  
Bent County, Colorado

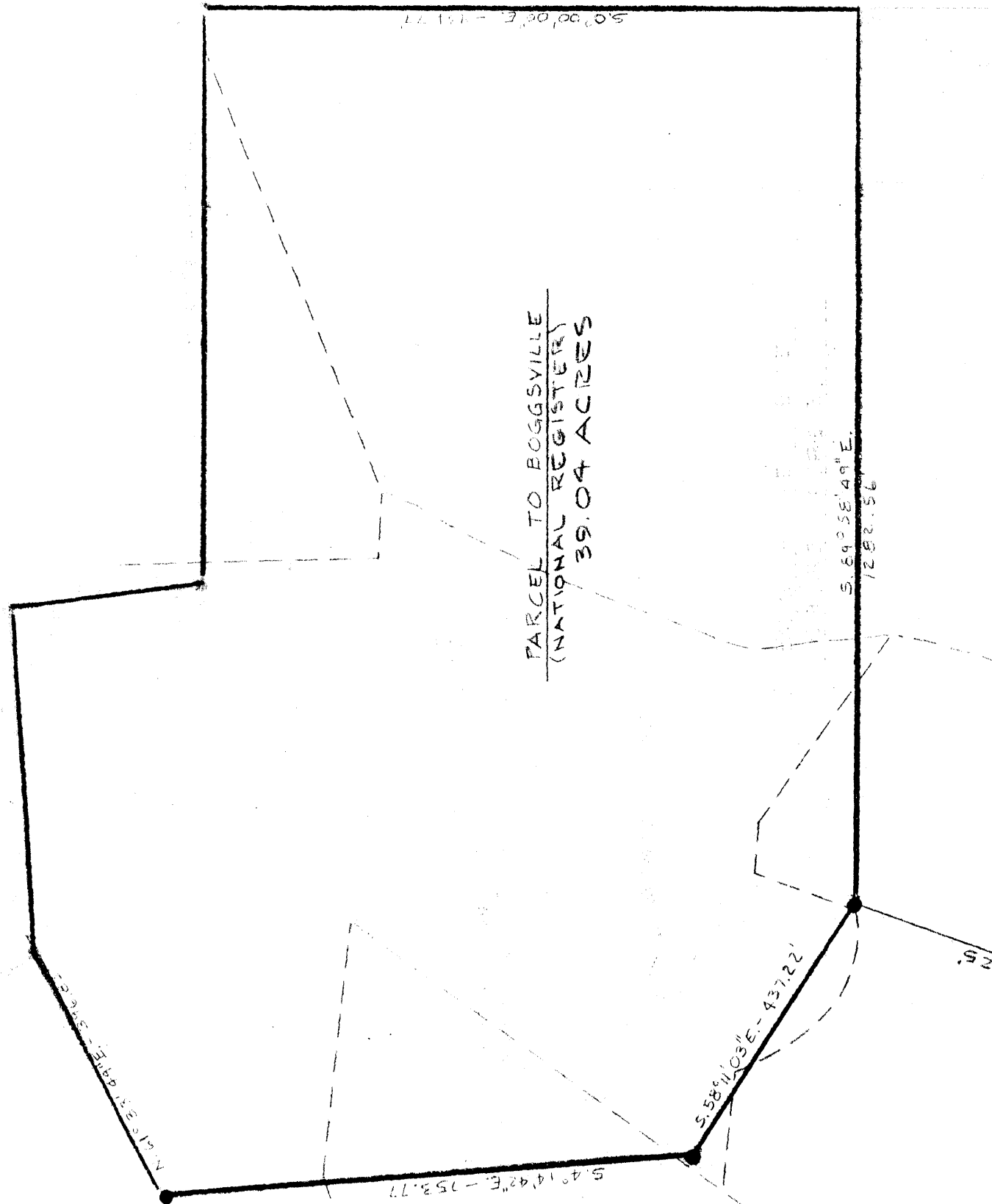
Map 2 of 4

By Petersen & Strain Surveying, Inc.  
La Junta, CO, Nov. 27, 1985  
Scale: 1"=200'

Nominated area shown in red.

REVISIONS SHEET - 3/3/86

PIONEER HISTORICAL SOCIETY	
OF	
BENT COUNTY	COLORADO
PART OF SECS. 4, 5, 23, 123S., R. 52W., 6TH PM.	
BOGGSVILLE SITE	
BOUNDARY SURVEY	
Map 2 of 4 BENT COUNTY, COLORADO	
PETERSEN & STRAIN SURVEYING, INC.	
202 COLLEGE AVENUE, LA JUNTA, COLORADO	
PHONE: (719) 338-1111	
FAX: (719) 338-1111	



PARCEL TO BOGGSVILLE  
(NATIONAL REGISTER)  
39.04 ACRES

NT COUNTY  
3 ACRES

S. 14° 14' 42" E - 753.77'

S. 58° 11' 03" E - 437.22'

S. 24° 58' 49" E - 1282.56'

S. 0° 00' 00" E - 441.77'

N. 41° 37' 49" E - 378.22'

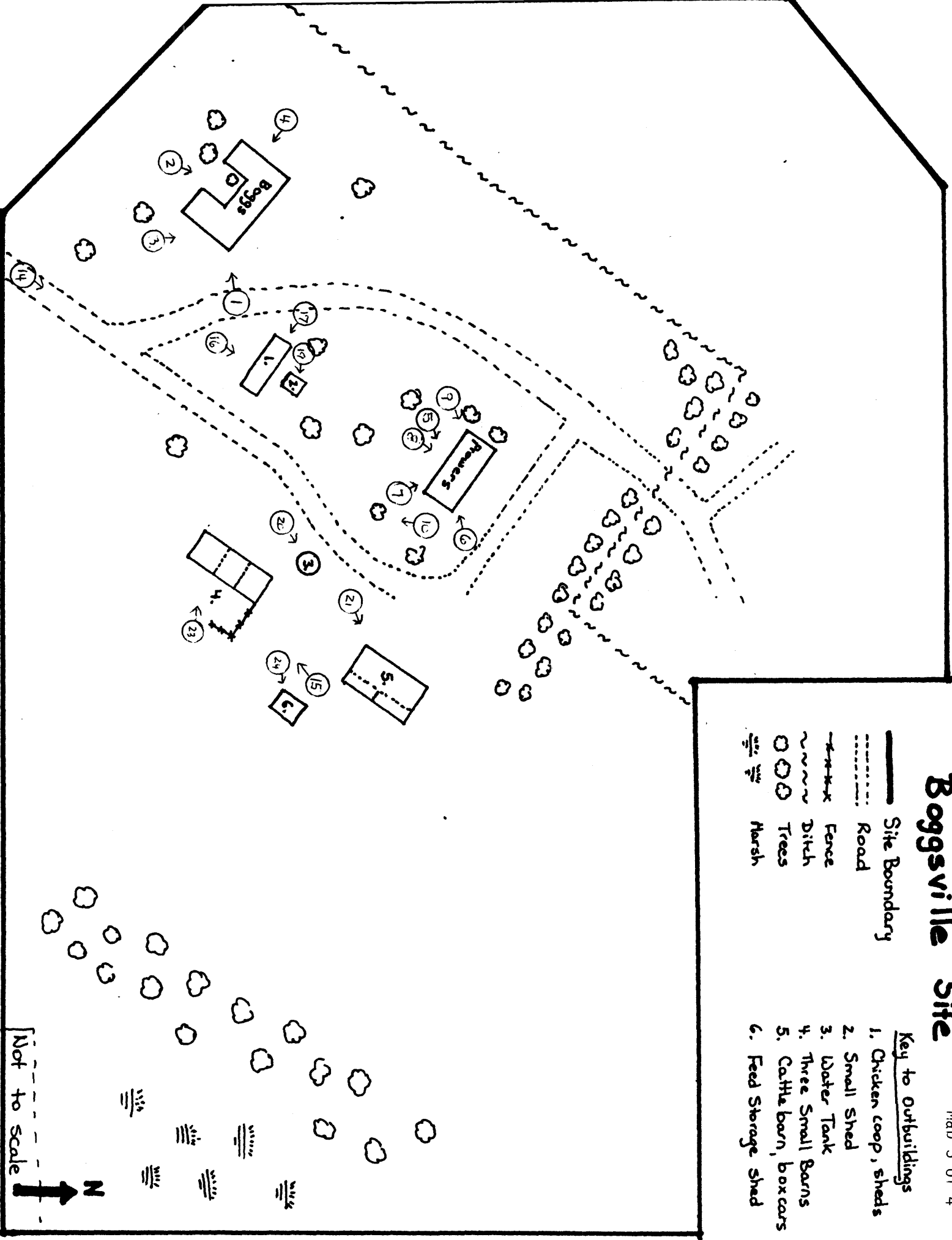
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# Boggsville Site

## Key to Outbuildings

- Site Boundary
  - - - Road
  - - - - Fence
  - ~ ~ ~ Ditch
  - ○ ○ Trees
  - ≡ ≡ ≡ Marsh
- 
1. Chicken coop, sheds
  2. Small Shed
  3. Water Tank
  4. Three Small Barns
  5. Cattle barn, boxcars
  6. Feed Storage Shed



BOGGSVILLE  
BENT COUNTY, COLORADO

Date: August 1986  
Drawn By: Sally Pearce  
Scale: Not to scale

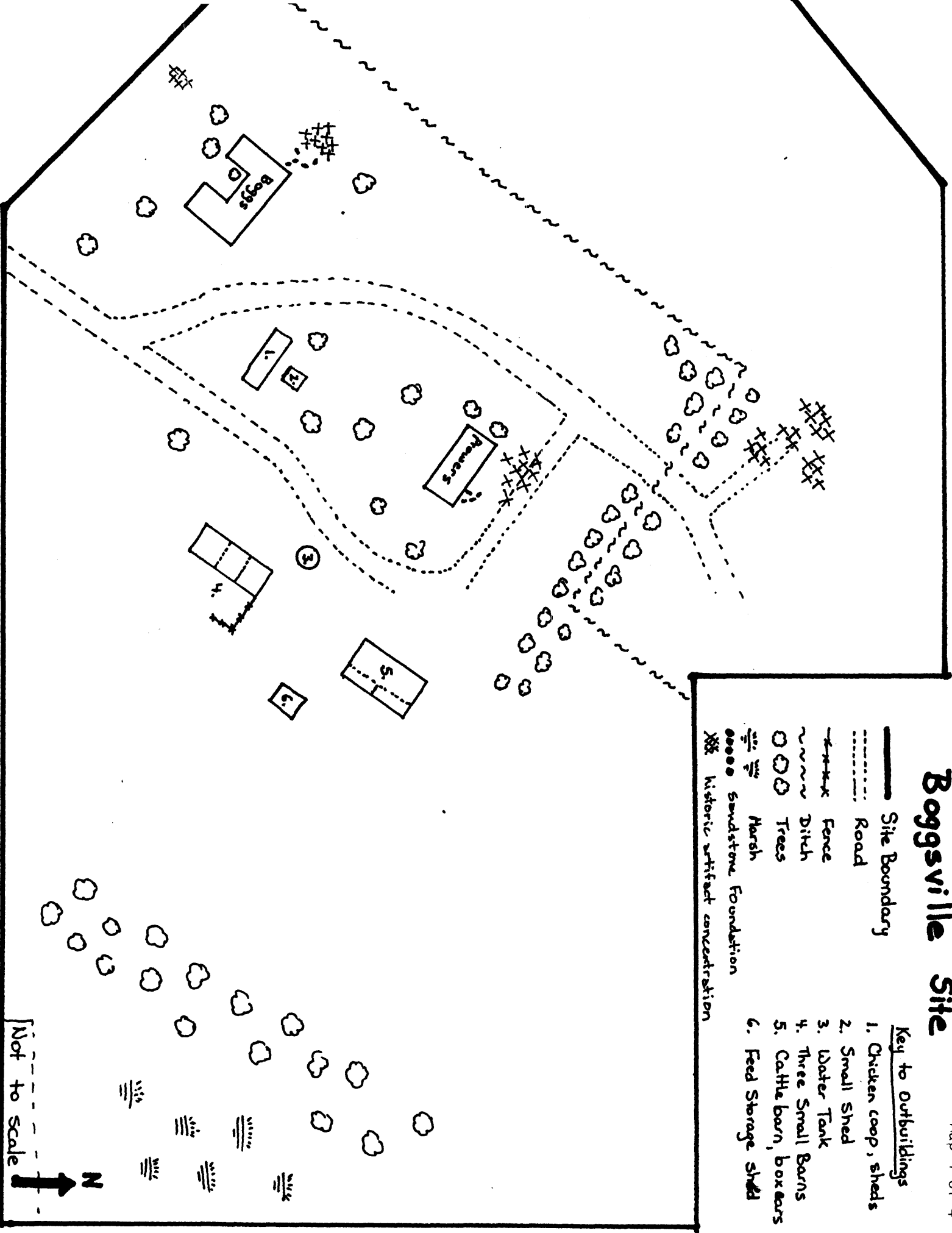
Map 3 of 4  
Key to photographs

# Bogsville Site

## Key to Outbuildings

- 1. Chicken coop, sheds
- 2. Small Shed
- 3. Water Tank
- 4. Three Small Barns
- 5. Cattle barn, boxeers
- 6. Feed Storage shed

- Site Boundary
- Road
- - - - - Fence
- ~ ~ ~ ~ ~ Ditch
- ○ ○ ○ ○ Trees
- ≡ ≡ ≡ Marsh
- Sandstone Foundation
- XXX Historic artifact concentration



Not to scale



BOGGSVILLE  
BENT COUNTY, COLORADO

Date: August 1986  
Drawn By: Sally Pearce  
Scale: Not to scale

Map 4 of 4  
Sketch map of nominated area